

Heritage & Design and Access Statement

1 Simmondley Hall, Simmondley, Glossop, Derbyshire, SK13 6LS

1.0 Introduction

This statement forms part of the listed building submission for the replacement of the windows at 1 Simmondley Hall.



Front view of the property - 1 Simmondley Hall

2.0 The Existing Building

The house sits within the Simmondley Conservation Area on Simmondley New Road. The house is one of the oldest buildings within the conservation area, it is of early 17th century origin. Thought to be part of a farmstead with nearby farm buildings and mill, ranged around a courtyard. Although the present converted farm buildings are only dateable to the 18th century, they may have an earlier core. Very little is known about the history of the hall however it appears to have been subdivided by the end of the 18th century into multiple dwellings.

The front elevation of the Hall to Simmondley New Road contains a prominent storeyed porch which may be a later addition, adjoining the main hall. The hall is lit by an eight-light mullioned window. The storeyed porch and diagonal-set, diamond-plan stacks are typical features of the early 17th century. This projecting porch has forced the road to be constructed on a curve and the building falls on the outside of the bend and is prominent in views along Simmondley New Road. The windows all contain deep chamfered jambs, lintels and mullions and hood moulds to most of the openings. Local details include very narrow courses of gritstone masonry, stone-slate roofs and stone-coped gable and shaped kneelers. The diagonal-set stone chimney stacks are a distinctive landmark.



Side view of the property - 2 Simmondley Hall to the left, 1 Simmondley Hall to the right

3.0 Heritage significance

The house in question sits in the Simmondley Conservation Area, a conservation area designated in 1976. The hall was Grade II Listed in 1958.

List Entry Number: 1384296

SK0293SW SIMMONDLEY NEW ROAD, Simmondley 921-1/12/92 (North side) 04/12/58 Nos.1 AND 2 Simmondley Hall (Formerly Listed as: SIMMONDLEY NEW ROAD, Simmondley (North side) Nos.1 AND 2 The Hall and attached outbuildings)

GV II

Formerly known as: Simmondley Hall Farmhouse SIMMONDLEY NEW ROAD Simmondley. Farmhouse and outbuildings, now 2 houses. Early C17 with C20 additions and alterations. Narrow coursed millstone grit, partly rendered, and tooled ashlar with ashlar dressings. Stone slate roof, stone diagonally set stacks on bases and coped gables with kneelers. PLAN: possible end baffle entry into 2-unit house with services. EXTERIOR: 2 storey. Quoins. Street front has projecting 2 storey gabled ashlar porch to right with chamfered doorway and 3-light window above. Set back to left a 6-light window and beyond an 8-light window with major mullion, above a 4-light window and a 3-light window, above again to right in gable a blocked former attic window with floating cornice. All windows have chamfered mullions in chamfered reveals with Tudor hoodmoulds. Right return has rendered gable with single light and 2-light chamfered mullion window with hoods. Left return has single 5-light chamfered mullion window and adjoining doorway with Tudor hoodmould to right and a single light window to left, above a small roundel in square surround with a 5-light chamfered mullion window with Tudor hoodmould to right. Projecting gabled wing to left has 3-light chamfered mullion window with hoodmould to first floor and rendered right return has central doorway flanked by single windows with above a 3-light chamfered mullion window and diamond plaque. Rear elevation has 2-light chamfered mullion window and similar 3-light window above. INTERIOR: No.2 has king post roof with trenched purlins and small stone fireplace with stone lintel and ovolo moulding to first floor. Ground floor with plain stone fireplace. No.1, roof not inspected.

First floor has evidence of earlier framed structure; tie cut away, lower portion preserved. Side purlin and tie beam to landing. Side purlin to small chamber. C18 ovolo moulded beams with "step and run out stop" to main chamber. Ground floor has flag floor to kitchen, chamfered crossbeams with step stops. Bressumer has been replaced. Principal room has stone fireplace with ovolo moulding, top renewed. Blocked doorway with timber lintel and pegholes to door surround. Window seat with rough guilloche frieze.

4.0 Impact of the proposals

The impact to the heritage aspects of the building and surrounding area will be negligible, the existing windows are cracked in places, and the timber framed windows are in a poor state of repair. The proposed windows are metal framed and are detailed to be sympathetic to the host dwelling.

5.0 Conclusion

The scheme seeks to improve the property so that it will be more accommodating to the needs of the occupants. The proposed windows will improve the appearance of the dwelling in comparison to its current state. This will help preserve it for future generations by ensuring that individuals living in it are maintaining and caring for it.

We believe that the scheme proposed deals with the host building sympathetically in terms of massing, materials and detail. We feel that this statement and supporting information justify the proposal which preserves and enhances the existing protected building.

